

VILLAGE OF
LOS LUNAS
COMPREHENSIVE
PLAN

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**VILLAGE OF LOS LUNAS COMPREHENSIVE PLAN
APPROVED BY THE VILLAGE COUNCIL and
The PLANNING AND ZONING COMMISSION
JULY, 1997**

**VILLAGE OF LOS LUNAS COMMUNITY DEVELOPMENT DEPARTMENT
VILLAGE OF LOS LUNAS
P.O. BOX 1209
LOS LUNAS, NEW MEXICO 87031
505/865-1377**

RESOLUTION

WHEREAS, THE VILLAGE COUNCIL, the governing body of the Village of Los Lunas, has retained the authority to adopt master plans for the physical development of areas within its planning and platting jurisdiction, as authorized by Chapter 3, Article 19, NMSA 1978; and

WHEREAS, municipal zoning regulations and restrictions are to be in conformance with a comprehensive plan, as provided by Section 3-21-5 NMSA 1987; and

WHEREAS, the Planning and Zoning Commission, acting as advisor to the Village in matters related to planning, has reviewed and recommended the 1997 Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission, recognizes the need for this as well as other master plans to guide the Village of Los Lunas and other agencies and individuals involved in land use and environmental decisions to ensure orderly development; and

WHEREAS, the 1997 Comprehensive Plan has been developed in accordance with findings of supporting studies and in response to the desire and needs of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE VILLAGE OF LOS LUNAS that the attached 1997 Comprehensive Plan, including the plan map shall hereafter be designated the Comprehensive Plan.

BE IT FURTHER RESOLVED BY THE COUNCIL that the overall densities, character and design of all land uses and development, including residential, agricultural, commercial, industrial, and recreational and open space shall be in accordance with the goals and policies of this Comprehensive Plan.

BE IT FURTHER RESOLVED BY THE COUNCIL that the provision, maintenance, and design of public and private facilities and services, including roads, public safety, education employment, solid waste disposal, drainage, and water and sewer systems shall be in accordance with the goals and policies of the Comprehensive Plan.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF _____, 1999.

Louis F. Huning, Mayor

Village of Los Lunas

ATTEST:

Phillip Jaramillo, Village Administrator

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I. INTRODUCTION

A. Background

1) Planning Process

The Comprehensive Plan is a mechanism for the Village to become aware of the relationship between land and all other community issues. Housing, the environment growth, traffic congestion, flooding, employment and economic health are impacted by land use decisions.

Through planning, a community can achieve feelings of pride, security, and accomplishment. Planning is a consistent way to show a caring attitude toward the community, its residents and future residents. Planning is an action that:

- ? Manages public infrastructure,
- ? Encourages community development,
- ? Shapes physical appearance,
- ? Enables control in searching and attracting new business and expanding existing business.

One of most fundamental reasons to plan is to coordinate land use decisions over time. Many diverse groups are involved in development of land. Real estate interests, developers, public officials, businessmen, school boards, private individuals planning to build new homes, special use districts, local, state, and federal governments have impact on how land is used. Uncoordinated growth eventually has an adverse affect on education, housing, streets and roads, services, and facilities. A community must plan for organized growth to minimize the strain on public services and contribute to the cost of services.

Los Lunas has been involved in three prior comprehensive planning efforts. In 1968, Kenneth W. Larson & Associates prepared a Comprehensive Plan for the City of Belen, the Village of Los Lunas, and the Rio Grande Valley area of Eastern Valencia County. In 1973, the Middle Rio Grande Council of Governments compiled various reports for the Village Board of Trustees under a Community Planning Assistance Grant funded by the Department of Housing and Urban Development. The Village Board of Trustees approved the most recent effort on September 25, 1985. This consisted of Resolution 74-6, Community Development Policy Goals; a Comprehensive Zoning Ordinance (141); a drainage ordinance (142); and a zoning map. The Community Development Policy Goals consisted of land use, transportation, and public facilities/services.

2) Setting

The Village of Los Lunas was incorporated in 1928 and is located in central New Mexico, in the north-central corner of Valencia County, approximately 19 miles south of Albuquerque. Los Lunas is the county seat of Valencia County. Los Lunas is a community experiencing rapid change from a low-density residential agricultural community to an urban area within the Albuquerque metropolitan area.

Topography

Topography along the Rio Grande Basin is relatively flat, with slopes of less than three percent. This basin runs north and south paralleling the Rio Grande and extends from the river westward to the Belen Highline Canal and eastward to the Chical Lateral.

Eastward from the Chical Lateral, the topography becomes more rolling, with three to nine percent slopes, in one area rising to the distinctive Tome Hill. From the Belen High Line Canal westward to the Village limits the topography has three to nine percent slopes, natural drainage ways, and predominant land features such as El Cerro de Los Lunas rising steeply to an elevation of nearly 6,000 feet. Topography plays a major role in determining development in the vicinity of El Cerro and the steeper slopes west of the Belen High Line canal. In this area steep slopes affect drainage and erosion patterns. Topography complicates development in the river basin within the Village limits because of the flatness of the valley bottom and the flood plain.

Soils

The constraints imposed by soil conditions have as much importance in determining development as topography. Two major soil areas occur within the Village, and their general locations coincide with the topographical sectors just described. In the river basin the soils contain varying mixtures of clay and sand. West of the Belen High Line Canal the soils are predominantly sandy. Within each of the two soil areas are a number of soil types, each having specific physical and chemical characteristics. For the purposes of this plan, each soil type was analyzed for development potential on a scale of good, fair, and poor according to overall results. The criteria used for evaluating the soils development potential were its suitability for topsoil, road base, foundations, septic tanks, shrink-swell tendency, water table level, utility excavation, and lawn-tree-vegetation growth. In general, the soils west of the High Line Canal are rated good and the soils of the river basin are rated fair to good by the evaluation. Both sectors contain soils that are rated poor, though their occurrences are confined to relatively small areas of each sector.

In the western sector poor soils occur on and around El Cerro de Los Lunas. The mountain itself is generally unsuited to development because it consists of basalt bedrock under a thin mantle of sandy soil. Utility service and road access are difficult because of the steep slopes and the expense of cutting through rock. Lack of good

topsoil and erosion hazards also add to its unsuitability for development. Serious restrictions occur at the base of the mountain near natural water runoff courses and sandy areas that are subject to severe wind erosion and sliding. No other serious soil limitations occur in the western sector that impose similar development restrictions.

The river basin, a narrow middle section paralleling Los Lunas Ditch from the Isleta Pueblo boundary on the north to the Los Lunas Wasteway on the south, contain soil types that are high in clay content. These soils are rated fair by the evaluation, and they require a degree of caution when being considered for extensive development. The clayey soils have a high shrink-swell tendency that can crack foundations and walls. In addition, clayey soils have a low absorption rate, which places restrictions on septic tanks. Within this clayey soils area there are approximately 170 acres adjacent to the southwest Village boundary along Sichler Road that contain clay soils of a poor rating in nearly every evaluation category. Careful thought must be given to development in this particular area, and approval should not be given anywhere along the middle section until the proposed development exhibits adequate solutions to the clay limitations.

Source: General Land Use Plan for the Village of Los Lunas

None of the soils in the Village prohibit development of a specific land use, although questions of suitability can be raised. For example, residential uses with septic tanks within the river basin sector are questionable because of the slow absorption limitations of the clay soils or the too rapid absorption rates of the sandy soils that can pollute the water table. If septic tanks are to be approved in this sector, then strict standards on minimum lot sizes, types of septic systems, and layouts of absorption fields must be established and enforced.

Climate

The climate is classified as arid continental, characterized by fairly hot summers and mild winters. About one-half of the precipitation falls from July through September as brief, often intense thunderstorms.

TABLE A-1
PERIOD OF RECORD MONTHLY CLIMATE SUMMARY
PERIOD OF RECORD: 7/1/1923 TO 12/31/1998

	Jan.	Feb.	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Average Max. Temperature	50.4	57.5	64.9	73.1	81.2	90.3	92.4	89.8	83.8	73.5	60.4	50.8	72.3
Average Min. Temperature	17.9	22.7	28.6	35.5	44.3	53.0	60.1	58.9	50.2	37.6	26.2	19.2	37.8
Average Total Precipitation (in.)	0.35	0.42	0.47	0.43	0.50	0.62	1.22	1.77	1.20	1.04	.047	.054	9.02
Average Total Snowfall (in.)	1.2	.06	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.2	0.5	1.4	4.2
Average Snow Depth (in.)	0	0	0	0	0	0	0	0	0	0	0	0	0

Western Regional Climate Center

The Village's setting provides the foundation around which planning efforts revolve. Developments responding to the geographic, environmental and cultural characteristics will be encouraged or required through plans that not only highlight unique attributes but also set appropriate regulations for development density, intensity, and placement.

Visual Appearance

The view on entering the Village by car from the I-25 exit on NM 6 is from atop the escarpment to where the Village sits below. The river and the mountains form the background. Driving from the escarpment into the valley, one passes over ditches continuously in use for many generations, and into the older section of the Village where older structures and the few historic buildings sit. This drive gives a very favorable visual impression of the Village. Preserving this view and others like it poses a challenge in a community experiencing Los Lunas' growth

The river provides a vast green belt that traverses the Village and influences its form for the entire flood plain. Linear lot division, rural housing, mature cottonwoods, irrigated fields and irrigation ditches characterizes the river plain section of the community.

Once over the river the view opens to the sand hills of the east mesa and the Manzano mountains. Until recently, the east mesa has been open space, but is now giving way to development.

NM 6 is the Main Street of Los Lunas as well as a highway. It is the major access to the interstate. The visual appearance of this roadway is regulated by the Main Street Overlay Zone, which controls setback, landscape and other visual attributes. The overlay zone can do nothing about the design speed of the roadway, as that is

regulated by the NMSHTD. Main Street as a highway presents a visual and psychological barrier to pedestrian access from either side of the street.

3. GROWTH

Los Lunas is the county seat of Valencia County and was established in the mid-17th century by Spanish settlers. The Village of Los Lunas was incorporated in 1928 with a population of approximately 500 people. Historically, the Village was an agricultural community. It was once the center of the local dairy industry, and hay and alfalfa were the two principal agricultural products of the area. As late as 1968, 78% of the total developed land within the Los Lunas area was used for agricultural purposes. The actual Village limits did not grow appreciably until the late 1970's, and the population was relatively stable through the 1950's. The 1970 Census data revealed that Los Lunas had a population loss between 1960 and 1970. This population loss was attributed to a declining birth rate, consistent with a national trend. Population increased in the next two census periods. The 1980 Census reported that the population had increased to 3,525 inhabitants, an increase of 2,552 persons from the previous Census, or a 262 % increase since 1970. The 1990 Census reported that the Village had grown to 6,013 inhabitants, an increase of 2,488 persons from the previous Census, a 70.6% increase from 1980.

Building permit records maintained by the Village allow the Community Development Department to estimate the current population to be approximately 10,471 residents. This is an increase of 4,458 persons in the eight-year period that has elapsed since the 1990 Census. Should building permits be issued at the current rate of 200 to 250 a year, Los Lunas could have a population of approximately 11,157 to 11,589 by the next census year of 2000. This represents an 85.5% or 92.7% increase over the 1990 Census population.

As population has grown, the Village's land area has steadily increased. Most of the annexation growth has been in the western quadrants near Los Lunas High School and west of Interstate 25. Both areas contain large tracts of developable, vacant lands. Subdivision activity indicates that future population growth will occur in these areas. Continued annexation will alter the Village's shape and intensify the need for infrastructure, service, and planning.

The growth and expansion described above would not have been possible were it not for a strong local economy capable of providing employment opportunities for the people of the area. The Albuquerque Metropolitan area, immediately north of Los Lunas and within easy commuting distance, has a civilian labor force that continues to grow. Service and trade sectors of the economy are the strongest sectors employing the greatest percentages of the civilian labor force. The large trade and service sectors are primarily driven by local market demands and provide a buffer to variations evident in the national economy. The economic vitality of the Albuquerque metropolitan area continues to provide the promise that the region will sustain growth.

The strong employment growth occurring in the metropolitan area, coupled with population gains, were vigorous elements that fueled the construction boom in recent years. This has provided the Village with a relatively new housing stock. Continued growth in the housing market in Los Lunas is likely to remain strong and responsive to population and employment increases in the metropolitan area.

B. COMMUNITY PROFILE

As part of the comprehensive planning process, it is necessary to evaluate the conditions of the community before determining strategies for guiding and managing future development. The following profile is an overview of the Village of Los Lunas, and is intended to promote a general understanding of the community and its inhabitants.

1. POPULATION AND HOUSING

Los Lunas is a growing community within the Albuquerque metropolitan area. It is transforming from a small rural area to an urbanizing area. The current population is estimated by the Community Development Department as 10,471 people. This estimate is based on the total number of building permits and mobile home permits issued by the Village through December, 1998. There have been 1,548 residential permits issued since December 31, 1989: 1,080 single-family dwellings, 121 multi-family dwellings, and 271 mobile homes (manufactured housing). The estimated population was then derived using a multiplying factor of 2.88 persons per dwelling unit, which was the ratio in the 1990 Census data for the Village of Los Lunas. Table 1 displays population and housing data from U.S. Census information since 1950.

**TABLE B-1
LOS LUNAS POPULATION AND HOUSING (1950-1996)**

Year	Population	Dwelling Units	Persons/Dwelling
1950	889	193	4.61
1960	1186	264	4.32
1970	973	267	3.64
1980	3525	1043	3.03
1990	6013	2272	2.88
1996	9429	3458	2.88
1998	10471	3607	2.88

Sources: 1950, 1960, 1970, 1980, 1990 data from U.S. Bureau of the Census; 1998 data is a Village estimate.

Table B-1 points out the growth trend experienced in Los Lunas. The growth trend fluctuated from 1950 until 1970. Thereafter it expanded 262 % in the next decade, 70.6 % in the 1980's, and 74.1 % during the first eight years of the 1990's decade. Since 1970 Los Lunas has expanded from an agricultural community into a small

urban area with the incorporated area boundaries expanding greatly during this decade. The population growth has continued between 1980 and 1998 at a rate that is one of the highest in the State of New Mexico.

The 1990 Census contained many details on the characteristics of population in Los Lunas. The 1990 population of Los Lunas in terms of race and ethnicity, age/sex distribution, persons by household type, and years of schooling are detailed in Table B-2 through B-7.

TABLE B-2
ETHNICITY OF POPULATION FOR LOS LUNAS (1990)

Race And Ethnicity	Los Lunas
Total Population	6013
White, Non-Hispanic	2371
Hispanic	3498
Black	40
American Indian	100
Other Races	652

Source: U.S. Census Bureau

The above data indicates that 41.8 % of the residents in 1990 were non-Hispanic. Nearly all of the remainder of the population was Hispanic (58.2 %). The Hispanic segment of the population exceeds the State of New Mexico average (38.2 % Hispanic) in 1990.

TABLE B-3
ETHNICITY OF POPULATION REGIONALLY (1990)

Area	White	Black	Native American	Other	Hispanic	Total Persons
Los Chavez CDP	2825	17	39	991	1880	3872
Los Lunas	5193	40	100	680	3498	6013
Meadow Lake CDP	1199	28	16	347	629	1590
Peralta CDP	2551	5	56	570	1448	3182
Valencia CDP	3365	19	48	485	1859	3917
Valencia County	35037	500	1329	8369	22733	45235

Source: U.S. Census Bureau

**TABLE B-4
AGE/SEX DISTRIBUTION**

	FEMALE	MALE	TOTAL
Under 5	272	320	592
10-14	327	310	637
15-19	285	302	587
20-24	223	213	436
25-29	205	194	399
30-34	277	248	525
35-44	339	278	617
45-54	266	254	520
55-59	91	104	195
60-64	93	73	166
65-74	149	122	271
Over 74	101	76	177

Source: U.S. Census Bureau

The total population consists of 51.5 percent females and 48.5 percent males. This compares with 50.8 percent females and 49.2 percent males for the State of New Mexico in 1990.

**TABLE B-5
TOTAL YEARS OF SCHOOL COMPLETED BY PERSONS 25 AND OLDER**

Less than 9th grade	353
9th-12th grade, No diploma	573
High School Graduate	1279
Some College	665
Associates Degree	115
Bachelor's Degree	219
Graduate or Professional Degree	198
Total	3402

Source: U.S. Census Bureau

**TABLE B-6
COMPARATIVE EDUCATION LEVELS OF PERSONS 25 YEARS AND OLDER**

Population	Los Lunas	New Mexico
Not Completed High School.	27.2 %	24.9 %
High School Graduate or Equivalent	37.6 %	28.7 %
Some College	19.5 %	20.9 %
Associate Degree or Higher	15.6 %	25.5 %

Source: U.S. Bureau of the Census

TABLE B-7
AGE DISTRIBUTION IN 1990

Age of Population	Los Lunas	The State of New Mexico
Under 20	37.5 %	32.5
20 and 34	25.5 %	23.9
35 and 64	29.5%	32.8
Over 65	7.5%	10.8

Source: U.S. Census Bureau

Table B-7 reflects that, as of the 1990 census, Los Lunas has a larger proportion of the age group below 20 years than the State. The significance of this is that there is statistically a greater need in Los Lunas than in the State for providing educational facilities. Additionally, the age group traditionally identified as the work group, ages 20 through 64, is smaller than the similar age group for the State.

Family households are defined as two or more persons living together who are related by marriage, birth, or adoption. According to the 1990 census, 98.7 percent of the population of Los Lunas in 1990 lived in a family household. The remainder of the population would generally be described as persons living alone and unrelated persons living together.

The characteristics of housing in Los Lunas from the 1990 Census are shown in Table B-8, which includes housing by type and age, the source of water and the method of wastewater treatment.

TABLE B-8
CHARACTERISTICS OF HOUSING
UNITS IN LOS LUNAS (1990)

Total Year Round Units	2272
Single-Family	1399
Multi-Family	377
Mobile Homes	489
Other	7
Total Occupied Units	2059
Age Of Units (Year Built)	
1980-1989	983
1970-1979	681
1960-1969	115
1950-1959	118
1940-1949	5
Prior to 1940	157
Source Of Water	
Public System	2080
Individual Well	192
Wastewater Treatment	
Public System	1854
Septic Tank	408
Other	10

Source: U.S. Bureau of the Census

According to the 1990 Census, 90.6 percent of the housing units in Los Lunas were occupied at that time. Of the total housing stock, 61.6 percent were single-family conventional housing, 16.6 percent were multi-family housing, and 21.5 percent were mobile homes.

Although only 16.5 percent of the housing units in New Mexico in 1990 were mobile homes, it is common in small communities for the mobile home percentage to be much higher. The percentage of mobile homes could increase as conventional housing costs rise and as mobile home structures are improved through manufacturing techniques and construction and installation codes.

Of the total housing stock in Los Lunas, 47.8 % has been built since 1980, with an additional 33.1 percent built in the preceding decade. Housing construction since 1980 has boomed and is continuing to grow in the 1990's. Continued growth is inevitable as the entire metropolitan area continues to grow and the Village continues to improve and extend services. The provision of services in 1990 has been quite thorough, as shown in Table B-8, with 91.5 percent of all housing units connected to the public water system and 81.6 percent of the housing units connected to the Village's sewer system.

2. LOCAL ECONOMY

The economic characteristics of Los Lunas residents provide insight into the basic conditions of the community. The strength and diversity of the labor force is an indicator of community prosperity and is in fact a major local resource. In Table B-9, the occupational characteristics of Los Lunas residents are presented as reported in the 1990 Census.

In 1990, Los Lunas had a labor force of 2,608 persons with an unemployment rate of 11.9 percent. Los Lunas lies within the commuter shed of the Albuquerque metropolitan area. Of those who were employed, 47.1 percent said they commuted to jobs outside of Valencia County. Workers commuting more than 30 minutes to work comprised 40.6 percent of the employed workers in Los Lunas. Table B-10 illustrates how workers from the Village and neighboring communities travel to work.

TABLE B-9
OCCUPATIONAL CHARACTERISTICS OF LOS LUNAS RESIDENTS (1990)

Characteristics	Los Lunas
Total Labor Force	2608
Total Employed in March 1990	2298
In Valencia County	1189
Outside Valencia County	1083
Not reported	26
Travel Time To Work	
Under 5 minutes	124
5-14 minutes	644
15-29 minutes	486
30-59 minutes	857
60 or more minutes	77
Industry Of Employed Persons	
Agriculture/Forestry	68
Construction	177
Manufacturing	180
Transportation	90
Communications and Public Utilities	82
Wholesale Trade	70
Retail Trade	389
Finance, Insurance, and Real Estate	174
Business and Repair Services	69
Personal and Entertainment Services	48
Professional Health Services	315
Educational Services	305
Other Professional and Related Services	156
Public Administration	175
Occupation Of Employed Persons	
Executive/Administration	207
Professional Specialties	258
Technical and Support	137
Sales	297
Administrative Support and Clerical	390
Private Household Occupation	8
Protective Services	35
Other Services	384
Farming/Forestry	66
Precision Products	261
Machine Operators	62
Transportation Occupations	148
Material Movers and Haulers	53
Class Of Workers	
Private Wage and Salary	1370
Federal Government	79
State Government	46
Local Government	213
Self-employed	172
Unpaid Family Worker	0

TABLE B-10
MEANS OF TRAVEL TO WORK

	Los Lunas	Belen	Bosque Farms	Valencia County
Workers 16+ YEARS	2272	2246	1784	17373
Drove Alone	1731	1623	1398	13302
Carpool	366	419	278	2894
Bus	6	0	17	100
Taxi	0	0	0	0
Motorcycle	0	0	7	31
Bicycle	8	9	0	17
Walked	38	102	0	315
Used Other	31	24	17	148
Worked at Home	92	60	67	566
Average Travel Time (Minutes)	23.1	20.6	25.6	26.5

Source: U.S. Bureau of the Census

C. LAND USE

Planning for the total land supply within the Village can determine the best use and preservation of social, economic, and historical assets. Efficient use of new land, compatible existing land use, and the correction or removal of land uses that are incompatible with an orderly and efficient community is of major concern to the Village of Los Lunas.

1. General Characteristics

There are many activities within an urban area or community that occupy ground space. This ground space utilization determines the land use pattern of the community. The arrangement of land uses determines to a great degree the character and worth of the community. The extent and character of the various land uses as they exist in Los Lunas and surrounding areas is of great importance in planning for the future. Analysis of existing land uses and trends can anticipate changes in land use patterns and establish long-range objectives that will guide future community decisions. Table C-1 presents a summary of the existing land uses in Los Lunas as compiled in February 1995 by Village staff.

**TABLE C-1
EXISTING LAND USES, LOS LUNAS (1995)**

Land Use	Acres	Percent Developed Land	Percent Total Land
Residential	1197.1	51.1	29.5
Commercial	131.9	5.6	3.3
Industrial	11.7	0.5	0.3
Public & Semi-Public	212.2	9.1	5.2
Parks & Open Space	49.4	2.1	1.2
Agricultural	360.9	15.4	8.9
Streets And Public Row	209.8	9.1	5.2
Railroads	47.6	1.9	1.2
Waterways	120.8	5.2	2.9
Total Developed Land	2341.4	100.0	57.7
Undeveloped Land	1713.1	N/A	42.3
Total	4054.4	N/A	100.0

Source: Village of Los Lunas, February 1995

Table C-1 does not reflect significant changes that have occurred since 1995. In October of 1998 the Village annexed 2,207 acres of open rangeland west of I-25, bringing the total land to 6,376.5 acres or 9.96 square miles. This annexation is undeveloped land now, but its land use has been programmed. It is a Planned Unit Development comprised largely of residential development, with supporting commercial development. Aside from the annexation, most undeveloped land located within the Village limits that is represented in Table C-1 is scheduled for some type of activity within the next five or ten years. Of the 1713.1 acres of undeveloped land, around 1100 acres is range land located on the mesa, about half which is zoned residential, and half which is zoned industrial. Some of the remainder of undeveloped land has no use or is in agricultural use. Park land has increased to 81 acres as of 1999.

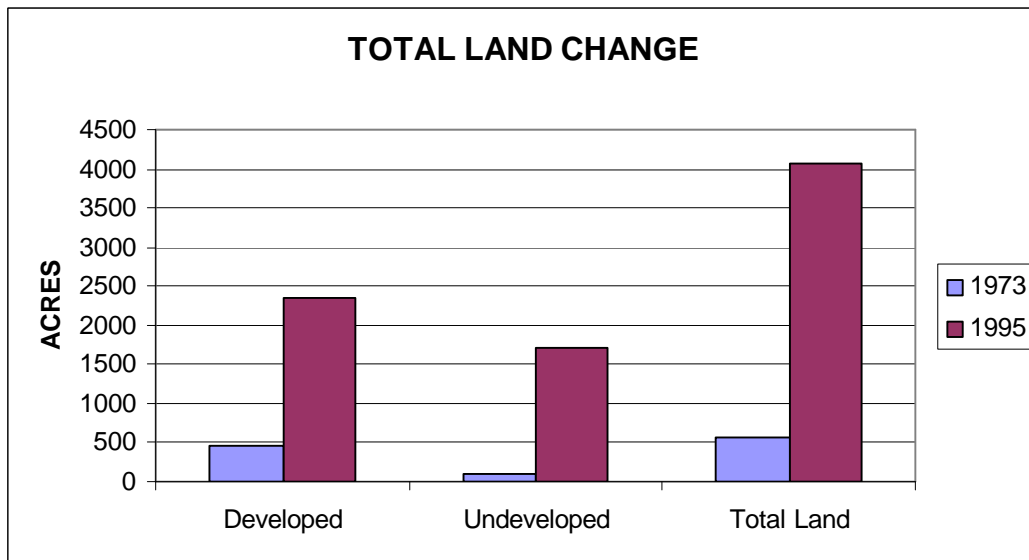
As a community within easy commuting distance of Albuquerque, the largest demand on use of land is residential. Much of the growth is due to the availability of land and the attractiveness of development costs. Table C-2 shows how land has changed over time, both in increase of acres and change in use.

**TABLE C-2
LAND USE CHANGE 1973 TO 1995**

Type	1973		1995			Total Acres Added
	Acres	Percent of Developed Land	Acres	Percent of Developed Land	% Change	
Urban Residential	78	16.49%	621.4	26.54%	10.05%	543.4
Rural Residential	79	16.70%	264.2	11.28%	-5.42%	185.2
Multi-Family Residential	2	0.42%	48.5	2.07%	1.65%	46.5
Mobil Home Residential	0	0.00%	190.1	8.12%	8.12%	190.1
Zero-lot line Residential	0	0.00%	73.0	3.12%	3.12%	73.0
Public/Semi-Public	41	8.67%	212.2	9.06%	0.39%	171.2
Parks and Open Space	0	0.00%	49.4	2.11%	2.11%	49.4
Commercial	34	7.19%	131.9	5.63%	-1.56%	97.9
Industrial	21	4.44%	59.3	2.53%	-1.91%	38.3
Agricultural	151	31.92%	360.9	15.41%	-16.51%	209.9
Streets and Alleys	56	11.84%	209.8	8.96%	-2.88%	153.8
Waterways	11	2.33%	120.8	5.16%	2.83%	109.8
Total Developed Land	473		2341.5			1868.5
Total Undeveloped Land	97		1713.1			1616.1
Total Acres	570		4054.6			3484.6
Total Square Miles	0.89		6.33			5.4

Source: Village of Los Lunas

**TABLE C-3
TOTAL LAND CHANGE 1973 TO 1995**



Source: Village of Los Lunas

The general land use map for Los Lunas was prepared based on a comprehensive survey and classification of each parcel of land. This map forms the base for land use analysis.

The use of land in the planning area is classified according to the following general types:

1. **Urban Residential:** developed residential lots up to one-third acre in size for single family dwelling units.
2. **Residential:** developed residential tracts up to one acre in size for single family dwellings that have limited agricultural activities as a secondary use of the land.
3. **Multifamily Residential:** developed residential lots that have apartments or other units intended for two or more families.
4. **Mobile Home Residential:** developed residential lots in a platted subdivision for mobile homes.
5. **Zero Lot Line Residential:** developed residential lots for single family dwellings that are built utilizing a common wall with a zero lot line setback.
6. **Public/Semi-public:** all governmental, institutional, schools, churches, cemeteries, public utilities, etc.
7. **Parks and Open Space:** all properties that are maintained for the use of the public in outdoor recreation pursuits, or are maintained as open space.
8. **Commercial:** developed properties that serve business functions, such as retail stores, banks, service stations, office buildings, etc.
9. **Industrial:** developed properties engaged in processing, warehousing, and manufacturing.
10. **Agricultural:** all lands used for crops, livestock, etc., as the primary function, where residences, if present, are secondary uses.
11. **Streets and Alleys.** All public rights-of-way that have been designated or are commonly used for public vehicular use, private drives or access easements are not included.
12. **Undeveloped:** all lots, tracts or lands which have not been developed.
13. **Waterways:** all easements, laterals, mains, ditches, and acequias that carry water. Acreage computations were made for each of these classifications to determine the extent of their use within the Los Lunas area. As it is under the jurisdiction of the MRGCD, the river is not included in the corporate limits of the Village.

2. Residential Land Use

In older areas of the Village where traditional agricultural land is giving way to residential development, large lot development prevails. These larger lots may be of greater market value than the low to moderate income person would normally afford. Owners of these properties often desire to divide their land in increasingly smaller tracts so they can keep their children in the Village with a parcel of family land.

The value of keeping the family on the land is difficult to reconcile with the value of orderly development of the Village. Often the subdivided lot will create difficulties with access to all the properties; easements may have to be granted for roads or utilities across one lot to another. Roads may not be wide enough for fire trucks or emergency vehicles. There may be no fire hydrant at the end of a road created by this type of subdivision. These situations result in a lower fire rating for the Village. When a lot is subdivided for this purpose, the amount of water rights attached to that lot does not change. So when the lots are sold, new property owners may find themselves without water rights. The Village is then obliged to provide water to these properties without receiving the water rights usually turned over when water service is provided.

The New Mexico statutes give municipalities the authority to regulate land. Section 3-20-8 allows municipalities to subdivide property through a summary process. This process is established by the municipal planning authority and allows municipalities to administratively approve subdivisions of not more than two parcels. Any subdivision consisting of more than two parcels must follow the established subdivision procedure for approval by the planning authority.

In spite of these difficulties, accommodating families who want to hand down a property can often be handled with zoning techniques like establishing overall densities for a large lot rather than establishing a lot size, or cluster development. The overall density of the area would generally not change, but some latitude may be afforded to the Village when dealing with subdividing rural lots.

The Village of Los Lunas is at the center of a larger area that is unincorporated and is serviced from the Los Lunas Post Office. The 1990 Census reported that the Los Lunas division of Valencia County had a population of 30,378. Census designated places on the fringes of the Village, such as Peralta and Valencia, increase the Villages' population from 7,099 persons to 13,112. With the exception of scattered commercial development along State Highway 47, the majority of these unincorporated census designated places are single-family residential. These areas put added pressure on the Village for services such as the library, parks, and other social services. The Village of Los Lunas also serves much of the commercial demand of this larger area.

3. Commercial Land Use

Commercial land uses occupy 5.6 percent of the developed land in Los Lunas. The Village of Los Lunas is a commercial hub that services an outlying population larger than its own. When this larger service area is considered, the importance of establishing a healthy commercial base cannot be overlooked.

Los Lunas does not have large department stores or large retail outlets. This is typical of suburban communities that are within convenient travel distance to urban areas with larger and more diversified shopping centers. Los Lunas has a greater demand for shops and services filling day to day needs. However, as the population grows, the need for more diversified centers become greater.

The Village has three separate commercial areas: the area within the original community, the area east of the Rio Grande, and the area west of the Belen Highline Canal. The original community is centered on Main Street and Los Lentes intersection. There is a mix of retail, professional services, medical, and governmental buildings in this area. This area has developed more densely than the others and has the oldest infrastructure. It has served the day to day needs of the community and continues to be the center of Los Lunas.

The area east of the Rio Grande developed around the intersection of N.M. 47 and N.M. 6 (Main Street). This area has several shopping centers that have developed in response to the tremendous growth occurring in the unincorporated areas east of the Rio Grande. During the late 1980's this area was annexed into the Village of Los Lunas. When the commercial area was annexed utilities were extended and the highway was improved. These improvements have added greatly to the commercial worth of land in this area.

The area west of Don Pasqual road is the most sparsely developed commercial area. It is dominated by the Interstate 25 interchange and is in the midst of a large area scheduled for major residential development. This area will require the provision of commercial services to meet the needs of the anticipated population growth on the west mesa.

4. Industrial Land Use

The Village of Los Lunas does not have any true industrial uses within the municipal limits other than the cement plant on State Highway 47. With the inclusion of wrecking yards and junkyards, industrial land uses occupy .5 percent of the developed land in Los Lunas. This category has shown a decrease since the previous land use survey. The Village is presently working with economic development consultant to improve this situation by marketing and recruiting industry to locate in Los Lunas.

5. Infill

Of the total land area in the Village, 42.3 percent is undeveloped land. There is a real need in the community to fill in some of the undeveloped areas as the urbanization process continues, and to develop the agricultural land in a sensitive way. To achieve infill, the infrastructure and circulation patterns in the community must be planned to discourage linear, haphazard and intermittent development.

D. NATURAL RESOURCES AND ENVIRONMENT

1. Air Quality

The Village's climate and air quality are among its most attractive but least tangible environmental resources. Land use and transportation decision-making must consider air quality in the development process. Land use has an effect upon auto emissions and air quality. Adverse air quality will be minimized if transportation systems decrease traffic congestion.

Because it contributes to inhalable particulates, burning of residential garbage also has a negative effect on air quality. The Village regulates this activity through its code enforcement program and the vigilance of the fire department. Public education campaigns detailing health hazards may discourage future burning.

New construction excavation is another source of particulate pollution. A permit system for topsoil disturbance permits and dust control plans for construction sites needs to be implemented by the Village. The landscaping of bare area and/or retention of native vegetation in areas not under active construction will reduce dust.

2. Water

Water availability is a factor in determining the amount of growth an area can sustain. Future planning efforts must look at water as a finite and valuable resource. The Village currently obtains its water from 3 public wells. All Los Lunas water is pumped from ground water. Potential problems are:

- ? The hydraulic properties of the aquifer are not as favorable as once believed.
- ? Water level is declining at a faster rate than expected,
- ? Water quality problems are greater than expected,
- ? Quality of shallow water is poor,
- ? Naturally occurring arsenic has been found in some parts of the aquifer.

Presently, these conditions are not an immediate threat, but as the Village grows, they may be of concern.

The Village is drafting Water System Master Plan that will define the water issues and recommend improvements. Through incorporation, this Master Plan is a part of the Comprehensive Planning effort. In addition, a Water Conservation Plan has been implemented that lists conservation measures for the future. Through public awareness of the issues addressed in these documents and the will to see that the recommendations put forth in these documents are followed, the Village can gain a measure of control over future water availability and quality.

**TABLE D-1
WATER SERVICE 1996**

Annual Production:	553,461,000 Gallons
Peak Daily:	2,269,323 Gallons
Miles Of Water Line:	77 Miles
Total Number Of Taps:	3,029
Prices:	\$10.75 for first 2,000 gallons plus \$1.55 per thousand thereafter

Declining water quality has been found in the urbanized area east of the Rio Grande. The New Mexico Environment Department has found groundwater health hazards in Albuquerque's South Valley that undoubtedly have similar analogies to the Los Lunas area. Both communities are located next to the river with similar development patterns, many septic systems and shallow groundwater.

3. Wastewater

To reduce the risk of groundwater contamination from septic facilities, The Village must continue its policy of extending sewer lines to all annexed areas. To reduce the possibility of domestic use of shallow groundwater that may be contaminated, water lines must also be extended. Because these two issues are interrelated, it is preferable to extend both water and sewer services at the same time.

The Village currently provides water and sewer service to a population of approximately 9,000 residents. The sewage treatment plant capacity is 1.3 million gallons per day. This volume was designed to accommodate approximately 14,500 persons. Wastewater treatment is an on-going process designed to stay ahead of the Village's needs.

TABLE D-2
WASTEWATER SERVICE 1996

Annual Treatment:	228,870,000 gallons
Daily Treatment:	630,000 gallons
Miles Of Sewer Line:	65 miles
Cost:	\$12.75 for first 2,000 gal. + \$1.00 per thousand thereafter
Total Water And Sewer Revenues:	\$2,337,851.

Source: Village of Los Lunas, Utility Department

Long range planning for the major infrastructure systems is essential to identify appropriate service levels and to properly manage resources.

The Infrastructure Capital Improvement Plan for the Village is a guide for expenditures on public improvements for about 20 years into the future. As it may be redeveloped annually, it is not a binding commitment for future spending. Long range planning and coordination for the next 20 years is accomplished through the Transportation Master Plan, the Wastewater Facilities Plan, and Water System Master Plan. The Transportation Master Plan will facilitate coordination of roadway improvements with the installation of other infrastructure, such as water and sewer lines.

4. Solid Waste

Los Lunas' growth will increase the quantities of both non-hazardous and hazardous solid wastes generated by the community. A regional solid waste plan was prepared for the two counties of Valencia and Socorro by the Central Interstate Regional Solid Waste Planning Group in November 1992. As a result of this study the Central Solid Waste Authority was created to implement the plan. The jurisdictions belonging to this group are: the Village of Los Lunas, the City of Belen, The City of Socorro, Socorro County and the Village of Magdalena. Currently the Authority member governments are in the process of closing their landfills and developing transfer stations. Transfer stations located at various sites in the region will ensure that storage; collection, disposal and recycling of wastes are done in an environmentally and economically acceptable manner. However, the Central Solid Waste Authority is exploring the feasibility of developing a landfill in the future.

Continuation of the Central Solid Waste Authority's work should include addressing the handling of hazardous waste. Proper management of this is necessary if Los Lunas is to protect the public and the environment from unregulated waste disposal. The absence of hazardous waste management facilities presents an economic disincentive to businesses to properly dispose of hazardous waste.

E. COMMUNITY SERVICES

1. Fire Protection

The Village Fire Department has seven full time firefighters that operate from the fire station located on 465 Main Street and Don Diego Street. The department responds to fire suppression calls on a 24-hour basis as well as emergency medical calls. In addition, the fire department has a force of volunteer firefighters. Volunteers make up over 80 percent of the force. The Village of Los Lunas has been able to respond to all situations so far, but there are serious concerns for the future. The rapid growth rate may exceed the staffing needs required if too few people volunteer. Table E-1, shows that paid staff has doubled along with Medical calls, while volunteers have not increased at the same rate. Fire incidents have remained fairly constant.

The Village has an ISO rating of six, out of a range of one as best and ten as worst. The ISO rating is an insurance rating based on number of fulltime firefighters and volunteers, condition and adequacy of equipment, and adequacy of water service.

TABLE E-1
FIRE DEPARTMENT STATISTICS

Year	Paid Staff	Volunteers	Fire Incidents	Medical Calls
1990	3	20	170	605
1991	3	20	138	820
1992	3	20	133	856
1993	3	20	165	839
1994	4	24	155	922
1995	5	24	183	1005
1996	5	25	132	1008
1997	5	25	133	1000
1998	6	24	141	1080
1999 to date	7	24	150	1200

Source: Village of Los Lunas, Fire Department

According to the draft Water Masterplan, the existing water system cannot provide the minimum residential and commercial fire flow of 20 psi to some areas of the Village.

The four main areas of concern are:

- ? South NM 314 area,
- ? East Main Street Area,
- ? Long dead-end runs.

The railroad tracks impose a potential barrier to service to the West Side of the Village. If a train should be on the tracks at a time that response is called for from the west side, the fire department could not get there until the train passed. A substation located on the west side is a consideration for future planning.

2. Emergency Medical Service

In addition to fire protection, the fire department has a rescue unit and one extraction truck that was purchased in 1997. The truck is equipped with the jaws of life and has the capacity to shoot water and foam. The fire department is equipped to provide BLS (Basic Life Support). For ALS (Advanced Life Support), a private ambulance service operates to transport patients to Albuquerque.

3. Police Protection

Crime knows no boundaries and often overwhelms small rural areas because of their inability to cope with urban crimes. As Albuquerque increases enforcement on crime, the perpetrators often move to more rural areas where they perceive less scrutiny. Los Lunas supports its law enforcement community with resources and technology as it copes with rising crime. There is a multi-jurisdictional crime task force that enables police officers to pursue their cases outside of their jurisdiction.

The Los Lunas Police department is housed in the Municipal Complex located on Main Street and Don Diego. It has a fleet of 30 patrol cars, some of which are standby older vehicles.

The Los Lunas Police Department has 28 police officers. The department has pursued a policy of being proactive and not reactive to law enforcement. This includes community policing, Neighborhood watch programs, and crime task forces at the regional level.

TABLE E-2
POLICE SERVICES, 1998

Officers	28
Square Miles Covered	6.3
Officers Per 1,000 Population	2.76
Total Cost of One Police Officer*	\$19,271
Calls For Police Service	17,568

**(Includes Training Cost, Support Personnel, Salary and Equipment)*

TABLE E-3
POLICE SERVICE STATISTICS, 1996

	Calls for Service	Arrests	Citations
Yearly	17,568	984	6,232
Monthly	1464	82	519
Daily	48	3	17

Source: Village of Los Lunas, Police Department

4. Education

The Los Lunas School District provides public education in the community and the surrounding area. There are two elementary (K-4) schools, one intermediate (5-6), one middle school (7-8), and one senior high school (9-12) within the municipal limits. In the unincorporated areas of Valencia County the school district has five elementary schools, two intermediate, and one middle school.

At present, a southern portion of the new annexation will fall out of the Los Lunas School District and into the Belen School District. By the time this area is populated, the Los Lunas School district will need to change its boundaries to accommodate these residents.

The growth in enrollment in the School District, as displayed in Table E-4 reflects the tremendous increase in population. These enrollment numbers are for the 40th day count of students enrolled in Kindergarten through 12th grade, for school years 1990-91 through 1996-97.

TABLE E-4
ENROLLMENTS FOR LOS LUNAS SCHOOL DISTRICT

SCHOOL YEAR	ENROLLMENT
1990-91	5487
1991-92	5768
1992-93	6091
1993-94	6439
1994-95	6964
1995-96	7276
1996-97	7693

Source: Los Lunas School District

The Los Lunas School District encompasses a much larger area than the Village of Los Lunas. Within its boundaries are the incorporated areas of Los Lunas and Bosque Farms, as well as the Pueblo of Isleta. It also includes the unincorporated areas of Peralta, Valencia, Tome, El Cerro, Los Lentos, El Cerro Mission, and Meadow Lake.

The district has a Master Plan that projects student population for the five coming years, and updates these projections yearly. Coordination and communication between the Village and the school district has been facilitated by a group called Partners in Education, which includes the Mayor and representatives from the Village of Los Lunas, representatives from the Business sector, the Superintendent of the School District and other school officials.

The nearest institution of higher education is the University of New Mexico, Valencia Branch in Tome. Other public learning institutions in Albuquerque are the University of New Mexico main campus and Albuquerque Technical Vocational Institute, (T-VI)

5. Parks and Open Space

The Village of Los Lunas plans to acquire land, and design, manage, construct and renovate parks, open space and trail facilities. Its goal is to provide a community and neighborhood network of facilities linked by trails.

Parks and open space lands occupy 2.5 percent of the developed land in Los Lunas. There is a ratio of approximately one acre of parks and open space to every 100 persons. Much of this acreage is in the process of being developed. Los Lunas increased its parks and open space land from zero in 1973 to the 81 acres in 1999. As the Village grows, the requirements for more recreational facilities will become greater.

The standard ratio of parks to population varies within jurisdictions. Because the Village is establishing impact fees, knowledge of the adequacy of existing parks to meet the demands of population growth is important. An inventory of existing parks, the value of parkland, the value of park development, and population characteristics are necessary information. Presently, the Village has a mandatory dedication or cash-in-lieu as part of the subdivision process for parks. Park facilities within existing parks have been expanded with impact fee revenue.

**TABLE E-5
INVENTORY OF RECREATION FACILITIES**

Parks	Acres	Location
Daniel Fernandez	17	Highway 314
Chester Skinner	1	Heaton Loop
Coronado	1.5	Coronado Court
Artistic	1.5	Camino Del Rey
Artiaga	1.5	Artiaga Court
Valley View	5.5	Valley View Drive
Heritage Park	13	Lambrose Road
Los Cerritos	5	Los Cerritos Drive
River Park	5	Main Street (Highway 6)
Morris Park	30	Highway 314
Total	81	

Source: Village of Los Lunas, Parks and Recreation Division

As the principal physical feature that identifies and distinguishes the entire valley, the Rio Grande Bosque should be preserved as a natural resource. It provides an extensive greenbelt for the Village of Los Lunas. It is a wildlife habitat for migrating birds and

numerous small animals. The Bosque is dominated by Valley Cottonwoods. Native under story plants includes New Mexico Olive, Silverleaf Buffaloberry, Coyote Willow and False Indigo. These plants do well in the Bosque because of their ability to get their roots into the groundwater. In addition to these natives, Siberian Elms, Tamarisk and Russian olive are invading the Bosque and threatening the Cottonwoods. Stewardship of the Bosque by all concerned jurisdictions should be a priority.

6. Library

The library has undergone 3 expansions in recent years, paid for by local and federal funds designated for library construction. This federal source has disappeared, and future expansions will most likely come from Village funding. Within a one-year period 40% of library patronage was Village residents.

F. TRANSPORTATION AND CIRCULATION

Streets and highways are key elements in determining the location and characteristics of land uses. Streets and street improvements in Los Lunas have not followed a long-range development plan.

The Village has developed along several transportation corridors. Interstate 25 traverses the western edge of the Village and links Los Lunas with the Albuquerque metropolitan area to the north. N.M. 314 and 47 also traverse the Village from north to south and provide linkages to I-25 south of the Albuquerque metropolitan area. These two state highways have developed parallel to the Rio Grande. They are historically the main north-south routes used by the valley residents as farm to market routes. The only east-west axis roads that exist are N.M.6 and N.M. 49, which together comprise Main Street. This road was once one of the scenic byways associated with historic route 66 that connected Chicago, Illinois and Sacramento, California. In the northern half of Valencia County this road is the only river crossing which links the populous unincorporated east mesa with Interstate 25. Efficient traffic circulation is severely hampered by the absence of east/west corridors effectively linking the north/south corridors.

**TABLE F-1
AVERAGE DAILY TRAFFIC**

Location of Road Segment	1992	1993	1994	1995
NM 6 & I-25	5500	5700	7300	7900
NM 6 & Los Cerritos	8200	8700	8200	10400
NM 6 & Don Pasqual	8900	10600	10900	13200
NM 6 & NM 314	11000	12700	16100	16400
NM 6 & Los Lentes	18300	N/A	16300	18600
NM 6 At Rio Grande	19700	19600	20100	23000
NM 6 & NM 47	14700	13200	13500	22000
NM 6 & Valencia Road	18800	18800	19200	22100
NM 314 & Morris	12500	12500	12000	13100
NM 314 & Courthouse	12800	12600	12800	13700
NM 314 & Trujillo	5000	5200	5900	6200
NM 314 & Griego	6100	6200	6000	6300

Source: Middle Rio Grande Council of Governments

With the exception of the state highways, Los Lunas is basically a community of roadways developed as residential streets. There is an absence of a hierarchy of roads necessary to avoid congestion. Developing a roadway classification system will help to insure that the roadway system functions at optimum levels.

There are numerous private access roads and easements in the Village. These primitive roadways along with the ditch bank roads on the MRGCD irrigation and drainage ditches have created a hazardous access problem for emergency services. As the community continues to grow these situations must be minimized.

The Village has adopted a Transportation Master Plan. The Master Plan is focused on emergency service access, alternative routes to all neighborhoods and providing route choices that can by-pass Main Street. It shows alignments for future streets. In addition, the plan ensures timely response to NMSHTD work by planning coordination of Village utility line replacement with roadway reconstruction. The Master Plan has established a classification system. But in older neighborhoods, where development patterns are established, and lack of access and right of way prevent substantial change. Through incorporation, the Transportation Master Plan is a part of the Comprehensive Planning effort.

G. DEVELOPMENT ASSUMPTIONS

Many factors have contributed to the development of the Village of Los Lunas. These same factors, with adjustments for anticipated changing conditions and changing community desires, will influence the shape of development in the years ahead. This

section discusses these factors and formulates reasonable assumptions and projections for the next two decades.

Los Lunas lies within a rapidly urbanizing corridor south of the Albuquerque metropolitan area. The commute to downtown Albuquerque is less than 30 minutes. The expanding Albuquerque area has brought an influx of suburban and exurban dwellers to Los Lunas. I-25 and NM 47 provide excellent access to employment centers in Albuquerque. Approximately 45 percent of the employed residents of Los Lunas worked in Bernalillo County in 1990. Because of growth in Albuquerque, Los Lunas will experience many external influences on its development. With progressive planning, however, local policy decisions will have an even greater influence on the specific nature of development.

The Middle Rio Grande Council of Governments has made population projections for the Village of Los Lunas, Peralta and Valencia Census Designated Places. In summary, the year 2020 population for these three areas will range between a low of 21,403 and a high of 32,941. Depending on policy decisions concerning development, the anticipated population for Los Lunas will be between 11,931 and 16,741. Based on this anticipated population growth the Village will need to increase their housing stock from 2,272 housing units reported in the 1990 census to between 4,635 and 6,517 by the year 2020.

TABLE G-1
VILLAGE OF LOS LUNAS POPULATION PROJECTION

High Series

Variable 1990	1990	1995	2000	2005	2010	2015	2020
Population	6,013	7,294	8,741	10,414	12,365	14,588	16,741
Housing units	2,272	2,784	3,355	4,017	4,791	5,679	6,517
Households	2,059	2,523	3,040	3,640	4,342	5,146	5,905

Middle Series

Variable	1990	1995	2000	2005	2010	2015	2020
Population	6,013	7,096	8,270	9,595	11,102	12,787	14,326
Housing units	2,272	2,708	3,173	3,698	4,299	4,974	5,573
Households	2,059	2,454	2,875	3,351	3,896	4,507	5,050

Low Series

Variable	1990	1995	2000	2005	2010	2015	2020
Population	6,013	6,898	7,799	8,776	9,840	10,986	11,931
Housing units	2,272	2,632	2,989	3,380	3,807	4,268	4,635
Households	2,059	2,385	2,709	3,063	3,450	3,868	4,201

Source: Middle Rio Grande Council of Governments, 2015 socioeconomic projections for the Village of Los Lunas, May 1993, updated June 1999

The high forecast was based on the assumption of a constant migration rate to Los Lunas until the year 2020. This assumption is based on data that the percentage of in-migrants to Los Lunas from 1975-1980 and 1985-1990 was statistically the same. The low forecast was based the assumption of slower economic growth for the Middle Rio Grande Valley

by the University of New Mexico Bureau of Business and Economic Research (UNM-BBER). During the 1980's, the Valencia County economy grew at an average rate of 2.4% per year. UNM-BBER is projecting the job growth for the 1990's to be 1.9% per annum for Valencia County. These forecasts are projecting about a third less growth in jobs during the 1990's than during the 1980's.

Based on Village estimates, Los Lunas is exceeding all MRGCOG population projections. A household factor of 2.88 persons per household multiplied by number of building permits gives an indication of present growth that exceeds the high series.

Household size has declined rapidly over the past thirty years and is expected to continue into the future. The average household-sizes for Los Lunas has declined from 3.64 in 1970 to 2.88 in 1990. Because of the absence of household-size data prior to 1970, the MRGCOG used Valencia County data to project a trend. When a curve is used with the Valencia County data it reveals that the household size should continue to decline by .03 during the 1990's, .02 from 2000 to 2010, .01 from 2010 to 2015, and .01 from 2015 to 2020. Applying the Valencia County data to Los Lunas produces the projected household size of 2.86 for the year 2000, 2.83 for 2010, 2.82 for 2015 and 2.81 for 2020.

The 1970, 1980, and 1990 vacancy rates for Los Lunas have risen for each of the past three census reports. At the time of the 1970 census, the incorporated Village was only 288 units with a vacancy rate of 7.29. In 1990 the total housing units was 2,272 with a vacancy rate of 9.38. This rate is expected to rise as Los Lunas grows. Lower vacancy rates are generally associated with a higher proportion of owner occupied dwellings and single family dwellings. As a community grows the demand for rental units and apartment buildings increase. A rental or leased unit may be unoccupied intermittently. Rentals of housing units create vacancies that are not a true indicator of large number of unused dwelling units.

TABLE G-2
VILLAGE OF LOS LUNAS - NUMBER OF HOUSEHOLDS AND POPULATION

Year	Households			Population		
	Low Series	Medium Series	High Series	Low Series	Medium Series	High Series
1970			261			973
1980			1,043			3,525
1990			2,272			6,013
2000	2,989	3,173	3,355	7,799	8,270	8,741
2010	3,807	4,299	4,791	9,840	11,102	12,365
2015	4,268	4,974	5,679	10,986	12,787	14,588
2020	4,635	5,573	6,517	11,931	14,326	16,741

Source: U.S. Census 1970, 1980, 1990 Middle Rio Grande Council of Governments, *2015 Socioeconomic Projections for the Village of Los Lunas*, May, 1995

1. Future Demand for Land in Los Lunas

Housing

Numerous factors influence the demand for residential land in Los Lunas in the future. The housing market and the number of residential units that are in poor condition and in need of replacement will affect the need for housing. The rate that sewer systems replace septic tanks enables greater densities. The rate of development of other locales will increase choice.

Commercial and Industrial

As has been demonstrated in Los Lunas with the Wal-Mart Distribution Center, warehouses are locating in rural communities near interstate highways. Discount and factory stores locate in rural areas, and fast food restaurants and convenience stores follow them.

Table G-3 is a general estimate of future demand for land in Los Lunas. In this table the per capita land use in Los Lunas is reflected through average population density. Net density is the ratio of population to developed land. Gross density is the ratio of population to all land in the Village. The average net density for communities with the same general population as Los Lunas is 21.5 persons per acre. For southwestern communities, this estimate is approximately eight people per acre. Los Lunas had a net density of 3.1 people per acre in 1995. The gross density for Los Lunas could be approximately 2.7 people per acre by 2020 and the vacancy rate could decrease from 42.3 percent of the total corporate area in 1995 to 13.6 percent by 2020 if current zoning and land use practices are pursued.

**TABLE G-3
FUTURE DEMAND FOR LAND IN LOS LUNAS**

YEAR	1995	2005	2015	2020
Population	7,294	10,414	14,588	16,741
Net density	3.1	3.0	3.1	3.2
Gross density	1.8	2.6	2.7	2.7
Vacancy rate	42.3	14.1	13.5	13.6
Developed acres	2,341.4	3,482.0	4,684.6	5,304.7
Total acres	4,054.5	4,054.5.9	5,414.0	6,141.7

Source: Los Lunas Community Development Department, February 1995.

Greater density is preferable from the viewpoint of efficiency, convenience and economy, and every effort should be made to prevent scattered development, which results in excessive cost and maintenance to the community. Based on information in Table G-3, it appears there will be very little need for expansion of present Village

limits until 2005. However, all areas within the corporate limits are not developable and situations may arise where annexation will be justifiable.

The Village has pursued a very liberal annexation policy since its previous land use plan was approved. This has resulted in the community containing much more land in its incorporated limits than the optimal land use standards recommend. There is an overabundance of vacant land within the Village. Rather than continuing to annex large tracts of land into the Village, infill of the existing vacant areas should be encouraged. Because the Village can minimize the expense of extending services to developments at the end of existing service areas, this makes good economic sense.

Los Lunas has approximately 1,200 acres in residential usage, and it is a community where large residential lots prevail. As a semi-rural community at the perimeter of a metropolitan community, this is to be expected. Suburban dwellers residing in rural settings want to experience the open spaces provided by a rural community. This is an expensive way to expand since it involves greater infrastructure cost, higher water consuming properties, and less ability to plan effective delivery of services.

A vigorous economic development program for industrial uses in the Village must be pursued. Without a commercial and industrial base a community has no dollars that create spin-off services in the local economy. Los Lunas is at a point in its growth where it will continue to grow as either a bedroom community for Albuquerque or seek to retain its identity as an independent municipality within the Albuquerque metropolitan area. Los Lunas is already a retail trade center for the surrounding communities and locales; it has the potential to develop an autonomous economic base. In addition, the Village is interested in pursuing clean industry.

As the population continues to grow the need for improved transportation becomes greater. Congestion increases on existing roads and the non-existence of collector roads overtax the basic residential use streets. East-west corridors need to be developed that intersect the state highways traversing the community from north to south.

Utilizing the population and housing densities permitted by the existing zoning ordinance in the various zoning districts assists in establishing the intensity of future development. The density assumptions depicted in Table G-4 reflect current zoning, existing land use and optimal land use within the Village.

**TABLE G-4
DENSITY ASSUMPTIONS**

Land use type	Assumptions	Density
Urban residential	4.4 du / net acres	0.143 acres / person
Rural residential	Lot size - 0.5 acres	0.385 acres / person
Agricultural	Lot size - 1.0 acre	4.475 acres / person
Commercial	All retail and office	0.018 acre / person
Industrial	Manufacturing	0.012 acre / person
Public	Schools, government facilities, utilities	0.037 acre / person

Source: Los Lunas Community Development Department, August 1995

This plan recommends that future developments be as compact as possible. Scattering subdivisions over the countryside without infill development in the Village hampers the Villages' ability to provide essential public services. With compact development, the Village will ensure an orderly expansion process responsive to planning, real market needs, feasible provision of services, and concern for total community welfare.

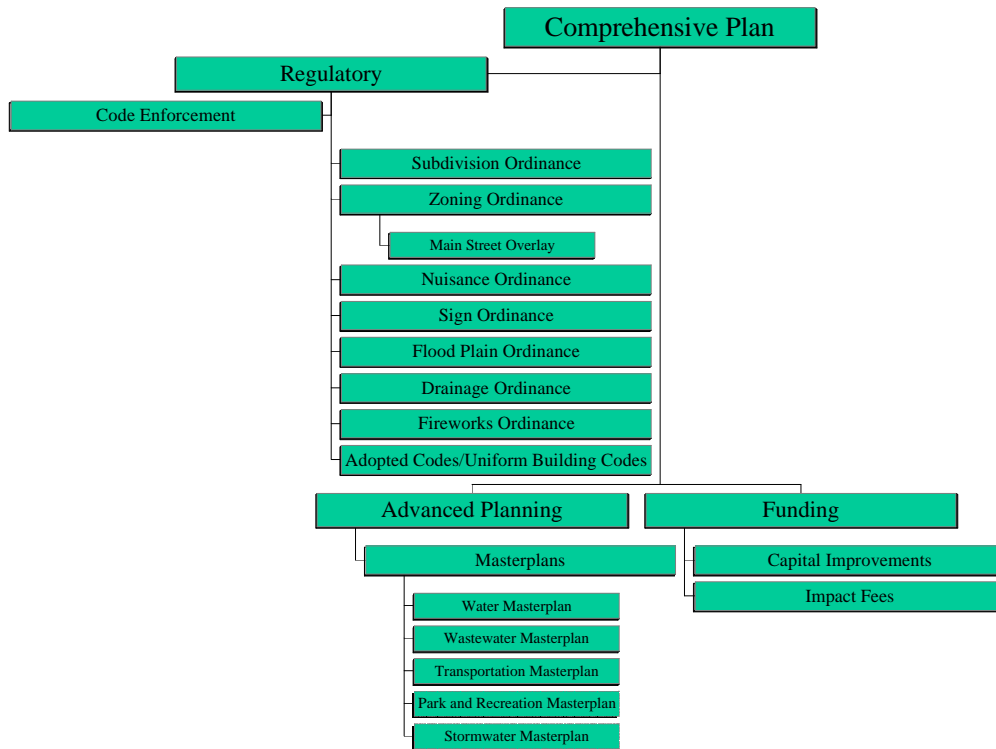
In addition, the intent of this plan is to maintain the natural beauty and environmental worth of the lands along the Rio Grande and preserve the recreation and scenic value of the mountain vistas for the community.

The goal of the Comprehensive Plan is to be a flexible framework for manageable and compact development so that undue strains are not placed on the Village's capabilities to provide public services. The Comprehensive plan is a policy guideline intended to convey the broad intent and vision of the Village and present development strategies in the form of Goals and Objectives. The Zone Code, the Subdivision Ordinance, the Main Street Overlay and other documents will be the regulation to bring strategy to action.

Table G-5 is an organizational chart that tracks the hierarchy of planning documents and procedures.

Table G-5

Planning Organizational Chart



II. GOALS AND OBJECTIVES

A. SUMMARY AND INTENT

The previous section provided a description of the Village of Los Lunas. As a consequence of its climatic, economic, and cultural assets, Los Lunas and Valencia County are among the fastest growing areas in New Mexico. Los Lunas is becoming a small urban community. Growth and development have benefited the community but also have brought some liabilities. The following goals and objectives look to the future so that the citizens and elected officials can build a better and brighter future for the residents of the Village.

The goals and objectives section outlines the policies and possible techniques by which the community can put its plan into action. It is designed not only to resolve conflicts and guide development, but also to encourage neighborhoods to determine their priorities and plan their future within the context of overall community goals and policies.

Future conditions will necessitate amendments; therefore, the goals and policies are subject of review on a periodic basis. This will enable the Village to determine if the course they have set for building a better community is being realized.

VILLAGE OF LOS LUNAS COMPREHENSIVE PLAN GOALS AND OBJECTIVES

1. LAND USE AND GROWTH MANAGEMENT

1.1 Goal: Encourage new growth through infill development within the Village limits.

Objectives:

- 1.1.1 Evaluate the current zoning of potential infill areas to ensure consistency with land use and growth management goals.
- 1.1.2 Provide incentives that will encourage development in areas suitable for infill.
- 1.1.3 Consider densities and workable methods to preserve rural character.
- 1.1.4 Identify appropriate areas for infill development based on access to infrastructure and public services.
- 1.1.5 Encourage infill of existing neighborhoods to minimize the extent of undeveloped areas between existing and new residential areas.
- 1.1.6 Indicate areas on a future land use map that are desirable infill areas.

1.2 Goal: Expand Village municipal limits within the Extra Territorial Zone through phased annexation.

Objectives:

- 1.2.1 Adopt a procedure for evaluating each proposed annexation in terms of feasibility, its cost/benefit, and the concern of affected parties. Reject proposals if the Village cannot provide services or infrastructure to the area proposed for annexation within a predictable and reasonable time frame.
- 1.2.2 Phase annexation of suitable areas within the ETZ over a 20-year period, in accordance with annexation policies of the Village.
- 1.2.3 Use impact fees, assessment districts, tax increment financing, and other financial strategies to help offset the costs of public services in newly annexed areas while being sensitive to affordable housing needs.

1.3 Goal: Coordinate land use and growth management with the extension of infrastructure.

Objectives:

- 1.3.1 Identify appropriate utility extension corridors to preferred annexation areas and prioritize these as capital improvement projects.
- 1.3.2 Consider extending infrastructure to commercial and industrial areas first.
- 1.3.3 Maintain a current Water Master Plan and Sewer Master Plan based on real population projections.
- 1.3.4 Limit the sale of new water connections outside of the Village limits to dwellings that are connected to a Village sewer system.
- 1.3.5 Develop criteria for transfer of water rights whenever a property is connected to the water line in newly annexed areas or within the ETZ.
- 1.3.6 Ensure that road improvements are consistent with the Village's land use goals.

1.4 Goal: Implement zoning policies that achieve a desirable mix of different land uses and densities, preserve existing neighborhood character, and respect the rights of private property owners.

Objectives:

- 1.4.1 Provide flexibility for a finer mix of zoning and broaden the range of densities and housing types, types of office and commercial development and appropriate industrial areas.
- 1.4.2 Continually review the Village's zoning and development codes to ensure they implement the land use goals. Update zone map accordingly.
- 1.4.3 Maintain a current land use map.
- 1.4.4 Develop a future land use map.

1.5 Goal: Achieve a range of housing densities that will ensure efficient use of land within the Village limits and the extraterritorial planning area.

Objectives

- 1.5.1 Identify suitable vacant land within the Village limits that is appropriate for higher density development.
- 1.5.2 Establish residential densities that reflect the housing needs of the residents in Los Lunas.
- 1.5.3 Encourage higher densities in desired areas to use land more efficiently, conserve natural resources, and enable less costly utilities.
- 1.5.4 Locate higher density development within existing high-density residential zones and major transportation routes.

1.6 Goal: Encourage patterns of land use that decrease trip length of automobile travel and enable trip consolidation.

Objectives:

- 1.6.1 Allow for small-scale neighborhood commercial zoning designation in the zoning ordinance on identified small commercial sites in the zoning map.
- 1.6.2 Designate specific roads in the Transportation Master Plan that can reduce traffic volumes on Main Street and allow more direct routes.

1.7 Goal: Encourage and preserve the residential character of the Village.

- 1.7.1 Retain rural character in the Agricultural-Residential Zone and specific districts in developing areas by establishing overall densities rather than establishing lot size.
- 1.7.2 Encourage clustering where it will yield open space that can remain in active agriculture.
- 1.7.3 Encourage retention of existing agricultural land in production and discourage non-agricultural development.
- 1.7.4 Identify inhabited rural areas of distinct cultural character and encourage preservation as viable elements of the community.
- 1.7.5 Protect character of established residential neighborhoods.
- 1.7.6 Encourage mix of housing type in NH alloy diversions of ages of residents and housing costs that meet the needs of the community.

1.8 Goal: Study the problem of rural subdivisions

- 1.8.4 Examine how water rights may be transferred when one lot is divided into two.
- 1.8.5 Ensure access is adequate for vehicles and utilities.
- 1.8.6 Communicate with the post office on how to logically give addresses to dwelling on rural subdivisions.
- 1.8.7 Ensure adequate fire protection.

2. COMMERCIAL AND INDUSTRIAL DEVELOPMENT

2.1 Goal: Allow and encourage appropriate commercial development in Los Lunas to create a stable and sufficient revenue source that will permit the Village government to perform necessary services.

Objectives:

- 2.1.1 Provide for sufficient land areas in a variety of sites to diversify and improve commercial facilities.
- 2.1.2 Enforce the zoning ordinance to ensure the grouping of compatible commercial activities, which provide adequate parking, attractive landscaping and good access.

2.1.3 Develop criteria and procedures for evaluating requests for zone changes and variances.

2.1.4 Expand economic development efforts to encourage revenue generating commercial enterprises.

2.2 Goal: Establish an appropriate amount of industrially zoned land.

Objectives:

2.2.1 Identify areas appropriate for new industrial development within the Village limits and the ETZ.

2.2.2 Encourage the location of industrial uses with reasonable proximity to existing utilities and other public services.

2.3 Goal: Allow only industrial development that achieves the economic, aesthetic and environmental aspirations of the village.

Objective:

2.3.1 Encourage industrial development that provides an employment base to residents of Valencia County.

2.3.2 Establish or adopt performance standards, or enforce existing standards regulating the adverse effects of air and water pollution, toxic and hazardous materials, and noise exposure and vibration.

2.3.3 Evaluate the infrastructure needs of proposed industrial developments to ensure the Village can provide it.

3. VISUAL APPEARANCE

3.1 Goal: Improve the visual quality of Los Lunas by adopting sign regulations that preserve the visual aesthetics of the Village.

Objectives:

3.1.1 Evaluate the existing sign ordinance with regard to size, height limitations, on-premise signage, and the frequency and number of signs allowed for commercial businesses.

3.1.2 Establish an enforcement program for the elimination of non-conforming signs.

3.2 Goal: Support and preserve cultural traditions and neighborhood identity.

Objectives:

- 3.2.1 Recognize neighborhood subareas for their unique qualities.
- 3.2.2 Encourage formation of neighborhood associations to preserve these qualities.
- 3.2.3 Identify opportunities to celebrate the cultural traditions present in the community.

3.3 Goal: Utilize the existing community identity as a reference when evaluating new public or private development.

Objectives:

- 3.3.1 Design major entryways into Los Lunas to be compatible with and enhance the entry appearance of the community.
- 3.3.2 Encourage development that preserves the views of the bosque and the mountains.
- 3.3.3 Encourage good design when evaluating new development.
- 3.3.4 Separate industrial districts from residential and commercial uses by such methods as proper screening, landscaping and open space buffers.

4. PARKS, RECREATION, AND OPEN SPACE

4.1 Goal: Provide diversified parks and recreational facilities and services throughout the Village in areas convenient to residential developments.

Objectives:

- 4.1.1 Develop a park masterplan that maps park land, identifies areas where new parks and recreational facilities are needed, establishes a priority list for development, identifies possible future acquisitions, and tracks maintenance.
- 4.1.2 Develop active recreational facilities such as: additional parks and picnic sites, athletic play fields, and trails for walking, jogging, biking, and horseback riding.

4.1.3 Pursue funding sources for continued park development such as legislative funding and impact fees.

4.1.4 Work towards the joint use of recreational facilities with the public schools and other governmental entities.

4.2 Goal: Maintain a high quality standard for existing parks. Design new parks to maintain high quality standards.

Objectives:

4.2.1 Develop guidelines for park design and operations and maintenance standards to include plant material, lighting, site design, and appropriate playing fields.

4.2.2 Evaluate current staffing levels dedicated to park and recreation operations and maintenance.

4.3 Goal: Provide a wide variety of recreational and educational opportunities to residents of all ages.

Objectives:

4.3.1 Encourage youth work activities in the development of after school and summer activities at the community recreational facilities.

4.3.2 Incorporate public school facilities in the Village's recreational program.

4.3.3 Encourage community youth organizations, athletic clubs, and service groups to become involved in the development and maintenance of community recreation facilities and programs.

4.3.4 Develop volunteer and recreational opportunities for senior citizens.

4.4 Goal: Establish the Rio Grande Bosque as open space and preserve it within the Los Lunas area.

Objectives:

4.4.1 Work with MRGCD to develop an open space plan for the Bosque.

4.4.2 Encourage volunteerism to clean and maintain the Bosque.

- 4.5 Goal: Develop open space for the establishment of pedestrian/equestrian trails that parallel the Middle Rio Grande Conservancy District irrigation and drainage facilities.**

Objectives:

- 4.5.1 Work with the Middle Rio Grande Conservancy District to define acceptable irrigation and drainage facilities for development of trails.
- 4.5.2 Keep track of where the ditches may be vacated to see if they are on potential trail alignments. If so, insure that the corridor will remain open for future trails.
- 4.5.3 Develop a plan to put signs on the trails.
- 4.5.4 Map the trails and designate the desired degree of development.

5. HOUSING - AVAILABILITY AND AFFORDABILITY

- 5.1 Goal: Support an adequate supply of affordable housing in order to provide low-income housing opportunities in Los Lunas.**

Objectives:

- 5.1.1 Provide incentives for developers to build affordable housing within their subdivisions.
- 5.1.2 Encourage innovative housing design and building techniques for providing affordable housing.
- 5.1.3 Pursue public/private partnerships between Los Lunas and local lending institutions to establish a revolving loan fund to repair/rehabilitate low-income housing.

6. COMMUNITY SERVICES

- 6.1 Goal: Provide equal access and distribution of all public services and properties throughout Los Lunas.**

Objectives:

- 6.1.1 Assess community service needs and develop a standard level of services for all areas within the Village limits.
- 6.1.2 Evaluate current staffing levels within the departments responsible for delivery of public services and work to resolve any staffing deficiencies.

6.1.3 Require that all public service departments within the Village develop long range planning that address the needs of the Community.

6.2 Goal: Increase the level of fire protection and emergency services throughout the Los Lunas limits.

Objectives:

6.2.1 Achieve a higher Insurance Service Office (ISO) rating for fire protection services in order to decrease costs for homeowner's insurance.

6.2.2 Require the fire department to maintain a schedule for replacement of fire-fighting equipment.

6.2.3 Plan to achieve the National Fire Protection Association (NFPA) standard of 2-3 firefighters per 1,000 residents.

6.2.4 Establish a fire substation on the west side of the railroad tracks.

6.2.5 Ensure fire protection for the bosque.

6.3 Goal: Provide new opportunities for youth activities and community involvement.

Objectives:

6.3.1 Coordinate with the school district, youth organizations, and non-profit organizations to provide supervised youth and community activities.

6.3.2 Promote community forums on prevention of youth violence, crime, and gangs.

7. NATURAL RESOURCES AND ENVIRONMENT

7.1 Goal: Become involved in regional planning efforts regarding issues that affect natural resources and the environment.

Objective:

7.1.1 Coordinate with Valencia County on land use and development policies and decisions for extraterritorial zone.

- 7.1.2 Use the resources available through the Middle Rio Grande Council of Governments to inform the Village of regional planning concerning the environment.

7.2 Goal: Maintain air quality

Objective:

- 7.2.1 Implement dust control standards for construction
- 7.2.2 Set or adopt standards for industrial emissions

7.3 Goal: Maintain a dependable, quality water supply.

Objectives:

- 7.3.1 Coordinate with the County on reducing the potential for groundwater contamination resulting from on-site liquid waste disposal systems, leaking underground storage tanks, and improper disposal of hazardous materials.
- 7.3.2 Investigate alternative methods for collection, treatment, and disposal of wastewater effluent in areas not served by the Village sewer system to reduce the potential for groundwater contamination.
- 7.3.3 Promote the education of residents on the environmental benefit in maintaining water quality and alternative methods for wastewater and solid waste disposal in areas not serviced by the Village sewer system.
- 7.3.4 Protect groundwater by preventing land uses that pollute the groundwater from locating in floodplains and groundwater recharge areas.
- 7.3.5 Regulate polluting land uses in groundwater recharge areas, and areas proximate to well heads.

7.4 Goal: Manage water resources and provide incentives for conservation of water.

Objectives:

- 7.4.1 Follow the water conservation recommendations in the draft Water System Master Plan and the Water Conservation Program.

- 7.4.2 Evaluate the Village's future water supplies, storage requirements, water demands, and water rates.
- 7.4.3 Aggressively pursue the acquisition of water rights and additional long-term water supplies.
- 7.4.4 Promote the education of water users on the value of water conservation and specific water conservation techniques and practices.
- 7.4.5 Implement water conservation practices at public facilities, including schools, such as using low-flow fixtures and xeriscape landscaping.
- 7.4.6 Encourage the use of native and drought tolerant plants and water saving irrigation techniques in residential and commercial landscaping.
- 7.4.7 Plan, design, and fund the infrastructure required facilitating the recycling and reusing of wastewater for irrigation purposes at parks, schools, and other facilities.
- 7.4.8 Investigation potential of utilizing surface water to augment groundwater supplies.

7.5 Goal: Prevent flooding and protect public health, safety, and welfare by requiring storm water and drainage plans for all new development.

Objectives:

- 7.5.1 Develop a comprehensive drainage management plan.
- 7.5.2 Evaluate alternative storm-water retention techniques.
- 7.5.3 Investigate a management plan for storm water pollution.

7.6 Goal: Maintain arroyos and drainageways in their natural condition and minimize the destruction of native flora and habitat.

Objectives:

- 7.6.1 Develop design criteria to minimize the amount of site grading and clearing of mature trees and native vegetation on newly developed land.

8. EMPLOYMENT/ECONOMIC DEVELOPMENT

8.1 Goal: Encourage a diverse mix of economic development and employment opportunities that balances social, economic, and environmental values and goals.

Objectives:

- 8.1.1 Promote coordination between the Village, the County, and various economic development groups to pursue economic development.
- 8.1.2 Encourage the retention and expansion of existing local businesses.
- 8.1.3 Encourage businesses and educational institutions to develop partnerships to provide job training programs.
- 8.1.4 Encourage a diversified employment base that accommodates a wide range of occupational skills.

9. TRANSPORTATION

9.1 Goal: Create a comprehensive, safe, and efficient circulation system.

Objectives:

- 9.1.1 Develop a Traffic Impact Analysis process to study the impact a proposed development will have on the surrounding transportation system.
- 9.1.2 Adopt a transportation plan that tests the present and future adequacy of transportation networks and programs future construction.
- 9.1.3 Provide a safe and efficient circulation system that accommodates present and future needs.
- 9.1.4 Establish a traffic circulation and signalization plan for the Village of Los Lunas.
- 9.1.5 Establish a functional classification system for the Village of Los Lunas and the three-mile planning and platting area outside of the Village.
- 9.1.6 Participate in regional studies of alternative modes of transportation.
- 9.1.7 Work with MRGCOG and County on integrated networks of State Transportation Improvement Plan.

10. EDUCATION

10.1 Goal: Support the Los Lunas School District

Objectives:

- 10.1.1 Encourage all areas within the school district to participate in district matters.
- 10.1.2 Maintain a dialog between the school district and all concerned parties through Partners in Education.
- 10.1.3 Keep abreast of off-campus infrastructure needs required by the district.
- 10.1.4 Coordinate with the school district to keep school district boundaries consistent with Village of Los Lunas boundaries

Appendix

SUMMARY INFORMATION

Population	1990
New Mexico	1,515,069
Valencia County	45,233
Los Lunas	6,013

Area	Square miles
New Mexico	121,364.5
Valencia County	1,067.6
Los Lunas	6.3

Housing Stock-Occupancy, 1990

Area	Owner Occupied	Renter Occupied	Vacant	Total Units
Los Chavez CDP	1120	197	138	1455
Los Lunas	1518	541	213	2272
Meadow Lake CDP	478	41	77	596
Peralta CDP	1111	138	126	1237
Valencia CDP	1289	166	89	1378
Valencia County	12650	2520	1611	16781

Source: U.S. Census Bureau

Employment Participation/Unemployment Rates, 1990

	PERSONS 16+ YEARS	PARTICIPATION RATE	UNEMPLOYMENT RATE
Los Chavez CDP	2697	1803 (66.9%)	99 (5.5%)
Los Lunas	4172	2608 (62.8%)	310 (11.9%)
Meadow Lake CDP	1095	640 (58.4%)	73 (11.4%)
Peralta CDP	2328	1475 (63.7%)	78 (6.2%)
Valencia CDP	2805	1851 (66.1%)	145 (7.8%)
Valencia County	32656	19334 (59.2%)	1731 (8.5%)

Source: U.S. Bureau of the Census

**POPULATION ESTIMATE
LOS LUNAS**

	1989	1990	1991	1992	1993	1994	1995	1996
OCCUPIED HOUSING	2059	96	125	121	154	267	226	197
BUILDING PERMITS		59	109	100	145	202	186	147
Single-Family		54	69	100	145	166	148	145
Multi-Family		5	40	0	0	36	38	2
MOBILE HOME PERMITS		37	16	21	9	65	40	50
PERSONS PER UNIT	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88
POPULATION INCREASE		276	360	348	444	769	651	567
POPULATION	6013	6829	6649	6998	7441	8210	8861	9429

Source: Village of Los Lunas, Community Development Department

**POPULATION PROJECTIONS
LOS LUNAS, PERALTA CDP, AND VALENCIA CDP**

	1990	1995	2000	2005	2010	2015	2020
(LOS LUNAS)							
High series	6013	7294	8741	10414	12365	14588	16741
Middle series	6013	7096	8270	9995	11102	12787	14326
Low series	6013	6898	7799	8776	9840	10986	11931
(PERALTA CDP)							
High series	3182	3826	4532	5302	6181	7190	8135
Middle series	3182	3704	4198	4685	5176	5689	6082
Low series	3182	3581	3863	4068	4170	4188	4192
(VALENCIA CDP)							
High series	3917	4708	5589	6599	7758	9065	10065
Middle series	3917	4553	5170	5816	6478	7153	7683
Low series	3917	4397	4750	5033	5198	5240	5280
(TOTAL)							
High series	13112	15828	18862	22315	26316	30843	34941
Middle series	13112	15353	17638	20496	22756	25629	28091
Low series	13112	14876	16412	17877	19208	20414	21403

Source: Middle Rio Grande Council of Governments

Capital Improvement Plan Summary, Los Lunas

Priority Rank	Project Title	1999	2000	2001	2002	2003	Totals
1999-01	Los Lentes-North Road Improvements	\$200,000	\$500,000				700,000
1999-02	Landfill Closure	\$300,000					300,000
1999-03	Downtown Sewer Line Replacement	\$694,500	723,438	578,750			1,996,688
1999-04	North Loop Water Improvement Project	\$350,000					350,000
1999-05	Hillside Sewer/Storm/Street/Water Project	\$4,744,485					4,744,485
1999-06	DF Park Improvements	\$200,000					200,000
1999-07	Luna Addition Phase I – Infrastructure Improvements	\$700,000					700,000
1999-08	Luna Addition Phase II – Infrastructure Improvements	\$800,000					800,000
1999-09	North/South Interchange Study	500,000					500,000
1999-10	Los Lentes-South Rd. Road Construction	399,000					399,000
1999-11	Street Repair & Replacement	150,000	150,000	150,000			450,000
1999-12	Eastside Park Improvements	325,000					325,000
1999-13	NM314/Morris Road Traffic Light	100,000					100,000
1999-14	Morris Road/Los Lentes Crossing	134,000					134,000
1999-15	Elevated Water Tank Inspection & Paint	10,000	30,000				40,000
1999-16	Hwy 314/Don Pasqual Sewer Line	1,830,000					1,830,000
1999-17	Hospital & Training Sch. Fac. Planning	150,000					150,000
1999-18	Year 2000 Computer Upgrades	100,000					100,000
1999-19	Highway Coop-Taylor Rd. Kingsbury	380,000					380,000
2000-01	Juan Perea Road-Sidewalks		119,788				119,788
2000-02	Rio Grande-Sidewalks		54,000				54,000
2000-03	Village Sidewalk Program		100,000	200,000	200,000	200,000	700,000
2000-04	Carson Drive-Drainage Improvement		308,675				308,675
2000-05	Road/Traffic Master Planning		158,000				158,000
2000-06	Roberts Cir (Off Fernandez) Road Improvements		100,000				100,000
2000-07	Morris Road Park		325,000				325,000

	Improvements						
2000-08	Appaloosa Traffic Signal		100,000				100,000
2000-09	Street Overlays		250,000	250,000	250,000	250,000	1,000,000

Priority Rank	Project Title	1999	2000	2001	2002	2003	Totals
2000-10	Park Improvements – Skateboard Park		40,000				40,000
2000-11	Park Improvements – BMX Facility		55,000				55,000
2001-01	Emilio Lopez Road Improvements			420,000			420,000
2001-02	Don Pasqual Land Acquisition			750,000			750,000
2001-03	West Side Fire Substation			250,000			250,000
2002-01	Highway 85 (NM314) Infrs. Imp. South				1,830,000		1,830,000
2002-02	Wastewater Plant Expansion				6,530,000		6,530,000
2002-03	Municipal Amphitheater				250,000		250,000
2002-04	Vallejos Road				900,000		900,000
2002-05	Morris Road Sewer Extension				1,154,000		1,154,000
2003-01	East Side Fire Substation					250,000	250,000
2003-02	Convention Center					2,500,000	2,500,000
2003-03	North/South Interchange Construction					9,687,000	9,687,000
2003-04	NM 314 Reconstruction					1,000,000	1,000,000
2003-05	SR 6 Interceptor Near NM314					270,000	270,000
TOTAL		12,066,985	3,013,901	2,598,750	11,114,000	14,157,000	42,950,636

Source: Village of Los Lunas

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Village of Los Lunas

Zoning

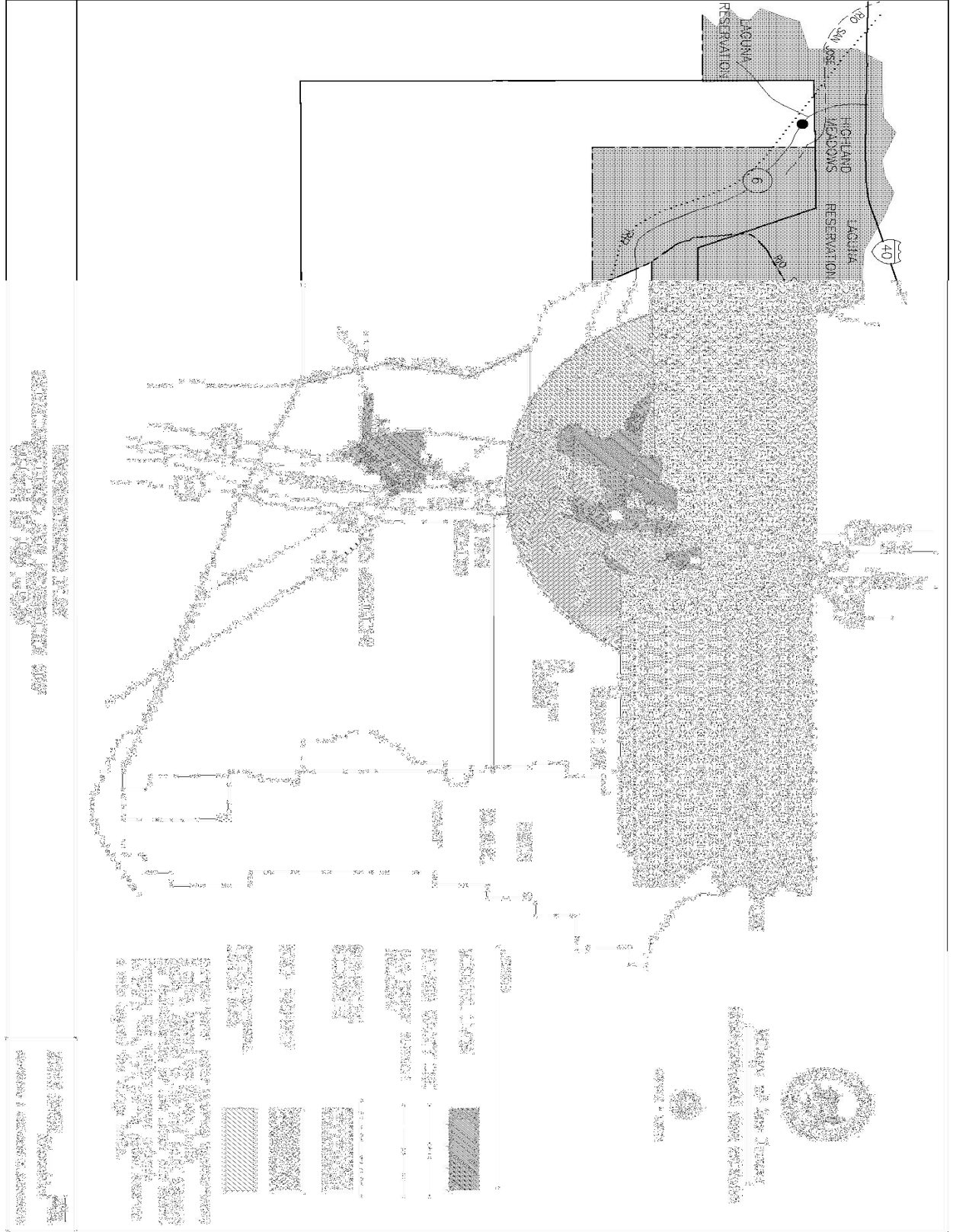


SEAL OF THE STATE OF NEW MEXICO

COMPREHENSIVE PLAN
ZONING MAP
VILLAGE OF LOS LUNAS

MOLLEN-COHEN
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COMPREHENSIVE PLAN
LANDUSE MAP
VILLAGE OF LOS LUNAS



